



## APPLICATION

Page 1

Project Name: COBI COMP PLAN MAP CPA

Date Received: 2/28/2013

Project Number: PRJ-0018573

Case Number: CPA18573

Primary Parcel Number: NOTAXLOT

Site address: Land Use Map Correction

Case Description: 2/28/2013, Jennifer Sutton. Land Use Map corrections to 3 sites (7651 Baker Hill Road; 4565 Point White Drive; and 5842 Main Street) to make the map consistent with the goals and policies of the Comprehensive Plan.

CITY OF  
BAINBRIDGE ISLAND

FEB 28 2013

DEPT OF PLANNING &  
COMMUNITY DEVELOPMENT

### People associated with case:

03.Owner  
CITY OF BAINBRIDGE ISLAND  
280 MADISON AVENUE NORTH  
BAINBRIDGE ISLAND WA 98110  
PHONE: 206-842-7633

03.Owner  
WALTER MASLAND  
POST OFFICE BOX 1755  
PORT ANGELES WA 98362  
PHONE: 360-452-3079

03.Owner  
BLUE MOON LAND CO LLC  
14874 SIEVERTSON ROAD NE  
BAINBRIDGE ISLAND WA 98110  
PHONE: 206-855-9399

03.Owner  
RICHARD BURKE  
POST OFFICE BOX 6220  
SILVERDALE WA 98383  
PHONE: 206-842-9856

07.City Planner  
JENNIFER SUTTON

### Parcel Numbers:

04240210462006  
04240210582001  
41650020010107  
NOTAXLOT

### Tax Parcel Owner(s):

NOTAXLOT  
CITY OF BAINBRIDGE ISLAND  
280 MADISON AVENUE NORTH  
BAINBRIDGE ISLAND, WA 98110

### Fee History for Case:

Description	Amount	Receipt No.	Due
Comp Plan Amd Site Spec	\$ 1,526.00		\$ 1,526.00
	\$1,526.00		\$1,526.00

**CITY OF BAINBRIDGE ISLAND**  
**COMPREHENSIVE PLAN AMENDMENT APPLICATION**  
**FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.**  
**PENCIL WILL NOT BE ACCEPTED.**



<p><b><u>DATE STAMP</u></b>  <b><u>FOR CITY USE ONLY</u></b></p>   <p style="color: blue;">CITY OF BAINBRIDGE ISLAND</p> <p style="color: blue; font-size: 1.2em;">FEB 28 2013</p> <p style="color: blue;">DEPT OF PLANNING &amp; COMMUNITY DEVELOPMENT</p>	<p style="text-align: center;"><b><u>TO BE FILLED OUT BY APPLICANT</u></b></p> <p>PROJECT NAME: CITY COMPREHENSIVE LAND USE MAP CORRECTIONS</p> <hr/> <p>TAX ASSESSOR'S NUMBER:   A: 042402-1-058-2001</p> <p style="text-align: right;">B: 042402-1-046-2006</p> <p style="text-align: right;">C: 4165-002-001-0107</p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: A: 7651 NE BAKER HILL RD</p> <p style="text-align: right;">B: 4565 POINT WHITE DR NE</p> <p style="text-align: right;">C: 5842 MAIN ST NE</p> <hr/> <p style="text-align: center;"><b><u>FOR CITY USE ONLY</u></b></p> <p>FILE NUMBER:               CPA18573</p> <p>PROJECT NUMBER:       PRJ-0018573</p> <p>DATE RECEIVED:       2-28-2013</p> <p>APPLICATION FEE:       \$1526.00</p> <p>TREASURER'S RECEIPT NUMBER:</p>
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<b>SUBMITTAL REQUIREMENTS</b>	
<b>APPLICATION</b>	<i>One original (which must contain an original signature) and three copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
<b>SUPPORTING DOCUMENTS</b>	<i>One original (which must contain an original signature)</i> , where applicable, and <i>three copies</i> (if an original is not applicable, <i>four copies</i> must be provided).
<b>MAPS</b>	Site-specific applications must include vicinity maps.
<b>SUBMITTING APPLICATIONS</b>	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to make an appointment to submit your application.
<b>FEES</b>	Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.
<b>SEPA</b>	State Environmental Policy Act Checklist (SEPA) is required (only for site-specific applications).
<b>ATTACHED SUBMITTAL CHECKLIST</b>	Please refer to attached Submittal Fact Sheet for further information. <b>NOTE:</b> When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
[www.ci.bainbridge-isl.wa.us](http://www.ci.bainbridge-isl.wa.us)

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**A. GENERAL INFORMATION**

1. Name of property owner: **Property A:** Walter C. Masland  
Address: PO BOX 1755, Port Angeles, WA 98362  
Phone: 360-452-3079 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of property owner: **Property B:** Blue Moon Land Co. LLC  
Address: 14874 SIVERTSON RD NE, Bainbridge Island, WA 98110  
Phone: 206-855-9399 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of property owner: **Property C:** Richard Burke  
Address: PO BOX 6220, Silverdale, WA 98383  
Phone: 206-842-7751 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Authorized Agent/Project Contact: City of Bainbridge Island: Attn: Jennifer Sutton  
(Special Project Planner) and Kathy Cook (Director)  
Address: Department of Planning and Community Development  
Phone: 206-780-3772 Fax: 206-780-0955  
E-mail: pcd@bainbridgewa.gov

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO

4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)

Lynwood Center (Properties A & B)  
Southside of Eagle Harbor (Property C)

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?  
☒ YES ☐ NO If so, please describe: \_\_\_\_\_

6. Is a Rezone Request associated with this Comprehensive Plan Amendment request?  
☒ YES ☐ NO

7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.  
Comprehensive Plan Land Use Map

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8. Provide proposed amendatory language. \_\_\_\_\_

NA- this comprehensive plan amendment seeks to correct errors on the Comprehensive Plan Land Use Map for 3 separate properties.

9. Explain the reasons behind this amendment proposal. \_\_\_\_\_

The City is initiating this comprehensive plan amendment to correct errors that have been identified on the Comprehensive Plan Land Use Map. Although the error on Mr. Burke's property (Property C) will be corrected with the update to the City's Shoreline Master program, it is unknown when the proposed shoreline master program will be approved given the uncertain time line the applicant is requesting the correction during this Comprehensive Plan amendment period.

**B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the selection criteria.**

1. Consideration of the previous record, if the amendment was reviewed and denied during previous comprehensive plan review:

Not applicable- these amendments to the Comprehensive Plan Land Use Map have not been previously considered.

2. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

This comprehensive plan amendment, correcting 3 errors on the Comprehensive Plan Land Use Map, makes the map consistent with the goals and policies of the Comprehensive Plan. The correction to properties A and B correctly applies the Lynwood Center Subarea Plan- a sub-element of the Land Use Element of the Comprehensive Plan. Shoreline Master Program Designations are shown on the Comprehensive Plan Land Use Map, and therefore correcting the shoreline designation on Mr. Burke's property (property C) to designate the property as a single shoreline designation. Semi-rural, instead of a split designation Semi-rural and natural implements the Shoreline Master Program adopted and is appropriate given the use of the property. The development pattern of the parcel is consistent with the semi-rural designation (Single Family residence, bulkhead, altered vegetation zone, adjacent to a marina).

3. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

This comprehensive plan amendment, correcting 3 errors on the Comprehensive Plan Land Use Map, makes the map consistent with the goals and policies of the



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Comprehensive Plan, and therefore is consistent with the goals and regulations of the Growth Management Act. The City's Neighborhood Service Center (NSC) Areas are supposed to accommodate 5 percent of projected population growth for the City, and because of the availability of sewer and public water, the Lynwood Center Area is able to build out as outlined in the Lynwood Center Subarea Plan. A slight increase in the amount of land designated NSC will only further the City's growth strategy.

4. The relationship of the proposed amendment to other City codes and regulations:  
This Comprehensive Plan Amendment does not change any other City codes or regulations, but by changing the land use designation
5. The cumulative effects of all requests for plan amendments:  
There is at least one other comprehensive plan amendment being submitted in this 2013 cycle that proposes to change the designation of a piece of property from OSR-2 to NSC. The amendment request, submitted by Rolling Bay Rentals, is located in the Rolling Bay neighborhood service center area, immediately south of property designated NSC. The two amendments do not directly affect each other, but cumulatively, they would designate even more property NSC.

**I hereby certify that I have read this application and know the same to be true and correct.**

Jennifer E. Sutton  
\*Signature of owner or authorized agent

2/28/13  
Date

Jennifer Sutton  
Please print name

\_\_\_\_\_  
\*Signature of owner or authorized agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Please print name

*\*If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and not*